LOVE
LIVING



2 Darnley Road, London, E9 6QH

£675,000

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- Architecturally distinctive freehold two-bedroom home
- Inverted two-storey layout
- Dramatic floor-to-ceiling glazing
- Two bedrooms with fitted storage
- Approximately 645 sq f
- Expansive first-floor reception, kitchen and dining space
- Oak flooring and timber detailing
- Outdoor space perfect for green plants



The Home -

A highly individual two-bedroom freehold home whose timber-clad upper storey and expansive glazing give it a distinctly architectural presence on Darnley Road. Arranged across two floors and extending to approximately 645 sq ft, the house places its bedrooms and bathroom at ground level, with the entire first floor given over to an exceptionally bright open-plan living, dining and kitchen space. It is an inverted arrangement that makes excellent use of the building's architecture, elevating the main living spaces into the light and creating a wonderful sense of openness above the street.

Externally, the combination of warm brickwork, weathered timber and broad panes of glass gives the house an almost pavilion-like quality. Inside, oak flooring, flashes of colour and carefully chosen furniture soften the clean architectural lines.

The location is 2 minutes to Hackney Central, 5 minutes to London fields and 10 minutes to Victoria Park. The famous Broadway Market with its abundance of cafes, bars and restaurants plus the Saturday food market and the Lido is close by.





The Indoors

The first floor is undoubtedly the heart of the home. Measuring almost 19 ft in both directions, the open-plan reception and kitchen is wrapped by remarkable floor-to-ceiling glazing, drawing sunlight deep into the room and framing views across the surrounding architecture and mature trees.

Living, dining and cooking occupy distinct areas without ever feeling separated. Wide oak floorboards run throughout, while the largely white palette provides a quiet backdrop to the owners' collection of art, books and mid-century furniture. Black articulated wall lights and a vivid red storage unit introduce a playful contrast.

The kitchen sits neatly along one wall, with streamlined white cabinetry and a turquoise glass splashback bringing another subtle note of colour. Its restrained design allows the scale and light of the room to take precedence.

A glass balustrade borders the stairwell, maintaining long sightlines across the room, while glazing continues around the corner of the building to particularly striking effect. There is a real feeling of being suspended above the street here, with the changing daylight becoming an integral part of the interior.

Downstairs are two bedrooms. The main bedroom is a comfortable double, finished in muted green and anchored by a run of beautifully bold blue fitted wardrobes. The second is currently arranged as a home office, with built-in shelving and desk space. Glazed doors open from here to a small private outdoor area, introducing additional light and providing a useful connection to the outside.

The bathroom is simply finished in white, with a walk-in shower, wall-mounted basin and large mirrored surfaces helping amplify the available light. An oak staircase connects the two floors and adds further warmth to the otherwise crisp interior.

The Outdoors



The architecture gives the house an unusually strong relationship with its surroundings.

The upper floor is almost entirely glazed along its principal elevation, while timber cladding wraps the structure above the original brickwork below. Deep window openings and the natural patina of the timber lend texture to what is otherwise a very clean contemporary form.

An outdoor space perfect for green plants sits alongside the second bedroom at ground level, while the extensive glazing upstairs provides a more visual connection with the outdoors, taking in mature treetops and the characterful industrial and period buildings opposite.

Loving The Location

Darnley Road is excellently located, just moments from the popular London Fields and vibrant Mare Street, and close to the green spaces of Victoria Park and the Regents Canal path.

There are numerous amazing restaurants locally, notably Lardo and Pophams on Richmond Road, the renowned Angelinas on Dalston Lane, Elliots and Bright on Mare Street, plus Violet on Wilton Way. Weekly markets take place at Victoria Park, Well Street and Broadway Market has a reputation for some excellent places to eat and drink; it also hosts a food market on Saturdays and Sundays. The E5 Bakehouse, on the edge of London Fields, is excellent for freshly baked artisan bread and grains, and nearby Netil Market is a thriving hub of restaurants, breweries and coffee roasters. Broadway Market itself has a huge array of cafes, pubs, and restaurants to enjoy and on Saturdays it comes alive with the Market that brings wonderful food options and Vinyl, clothing stalls aplenty. London Fields is a short walk away and nestled in the middle is the famous London Fields Lido.

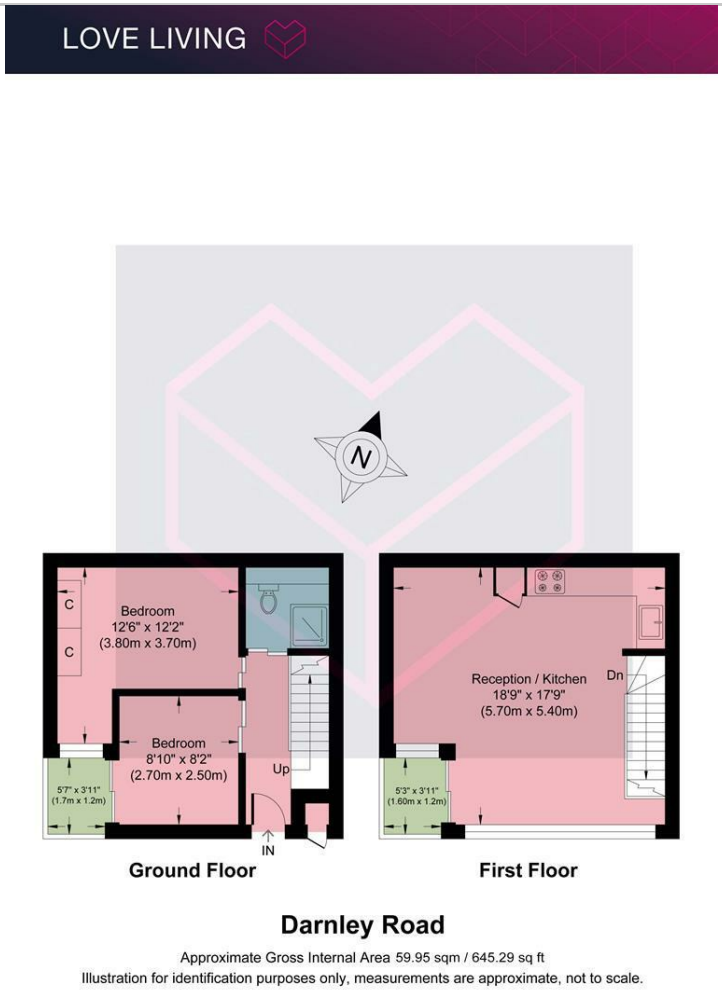
London Fields Overground Station is moments away, whilst Hackney Central station is also close by, both offering easy access into the City and West End. The central line is also a short walk away at Bethnal Green plus numerous bus routes.



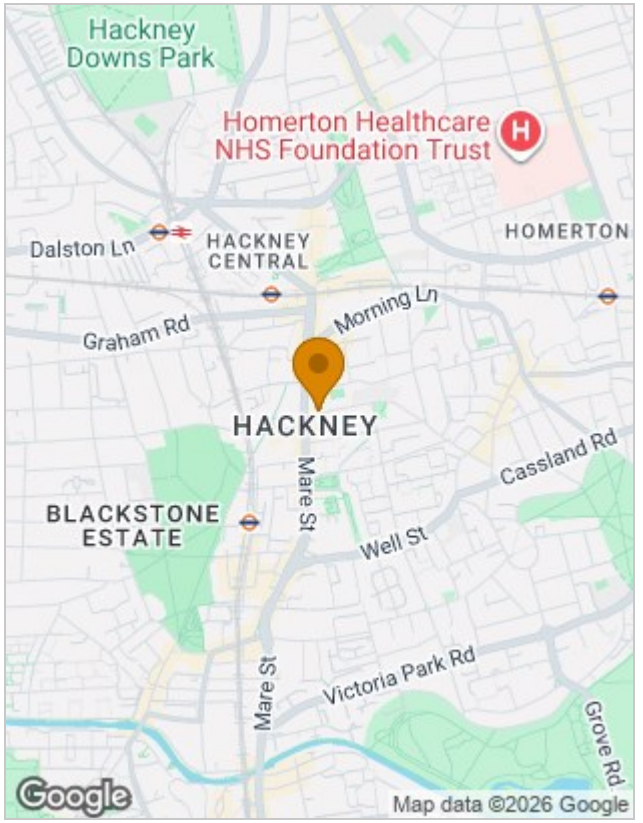



Selected Poems
Ezra Pound Persona

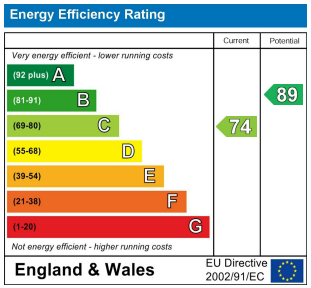
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

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